

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1a Ilvia Way, Sebastopol Vic 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$380,000 & \$390,000

Median sale price

Median price \$392,000

Property Type House

Suburb Sebastopol

Period - From 01/04/2021

to 30/06/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	358 Vickers St SEBASTOPOL 3356	\$405,000	22/06/2021
2	4a Holstein CI DELACOMBE 3356	\$400,000	26/04/2021
3	2/46 Spencer St SEBASTOPOL 3356	\$360,000	31/07/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

12/10/2021 19:45

1a Ilvia Way, Sebastopol Vic 3356

buxton

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Indicative Selling Price

\$380,000 - \$390,000

Median House Price

June quarter 2021: \$392,000



Property Type: House (Res)

Agent Comments

Comparable Properties



358 Vickers St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 22/06/2021

Property Type: Townhouse (Single)

Land Size: 325 sqm approx



4a Holstein Ct DELACOMBE 3356 (VG)

Agent Comments



Price: \$400,000

Method: Sale

Date: 26/04/2021

Property Type: House (Res)

Land Size: 332 sqm approx



2/46 Spencer St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 31/07/2021

Property Type: Unit

Land Size: 262 sqm approx

Account - Buxton Ballarat | P: 03 5331 4544



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